

136.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,163,300 / 1,163,300

ASSESSED:

1,163,300 / 1,163,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
7		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDERSON DAVID W & KRISTIN A
Owner 2:	
Owner 3:	

Street 1: 7 KENSINGTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FENDER MICHAEL C/ETAL -

Owner 2: FENDER CATHERINE B -

Street 1: 7 KENSINGTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,463 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1904, having primarily Wood Shingle Exterior and 2775 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8463		Sq. Ft.	Site		0	90.	0.80	10									606,503						606,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct	
101	8463.000	556,800								Entered Lot Size						87435	
Total Card	0.194	556,800								Total Land:						GIS Ref	
Total Parcel	0.194	556,800								Land Unit Type:						GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	419.21		/Parcel:	419.2									Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		136.0-0003-0014.0					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date					
2020	101	FV	556,700	0	8,463.	606,500	1,163,200	1,163,200	Year End Roll			12/18/2019					
2019	101	FV	412,500	0	8,463.	640,200	1,052,700	1,052,700	Year End Roll			1/3/2019					
2018	101	FV	412,500	0	8,463.	471,700	884,200	884,200	Year End Roll			12/20/2017					
2017	101	FV	412,500	0	8,463.	451,500	864,000	864,000	Year End Roll			1/3/2017					
2016	101	FV	412,500	0	8,463.	417,800	830,300	830,300	Year End			1/4/2016					
2015	101	FV	364,100	0	8,463.	350,400	714,500	714,500	Year End Roll			12/11/2014					
2014	101	FV	364,100	0	8,463.	342,300	706,400	706,400	Year End Roll			12/16/2013					
2013	101	FV	364,100	0	8,463.	326,200	690,300	690,300				12/13/2012					

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FENDER MICHAEL	57194-526		7/26/2011			727,500	No	No							
NEUBAUER SUSAN	24633-56		6/20/1994			377,500	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
1/23/1997	46		25,500					REMODEL KITCHEN	8/29/2017	MEAS&NOTICE	HS	Hanne S			
									7/2/2012	Measured	JBS	JOHN S			
									10/25/2011	MLS	EMK	Ellen K			
									2/6/2009	Meas/Inspect	372	PATRIOT			
									12/7/1999	Mailer Sent					
									11/19/1999	Measured	264	PATRIOT			
									8/5/1997		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 9 - Contemporary	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 2	Rating: Good	A HBth:	Rating:			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:													
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREEN	View / Desir:	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1										
Grade: B- - Good (-)	Year Blt: 1904	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	Level FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower			
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Totals	RMS: 8	BRs: 3	Baths: 1	HB: 2	Totals	RMS: 8	BRs: 3	Baths: 1	HB: 2			
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG 10. %				Exterior:				No Unit	RMS	BRs	FL			
Prim Int Wall: 2 - Plaster				Functional:				Interior:				1	8	3	M			
Sec Int Wall:				Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:				Total: 10.8 %				Plumbing:										
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 125.00				Electric:										
Subfloor:				Size Adj.: 1.02837837				Heating:										
Bsmnt Gar: 1				Const Adj.: 1.00989902				General:										
Electric: 3 - Typical				Adj \$ / SQ: 129.820				Totals				1	8	3				
Insulation: 2 - Typical				Other Features: 101500														
Int vs Ext: S				Grade Factor: 1.21														
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000														
Heat Type: 3 - Forced H/W				NBHD Mod:														
# Heat Sys: 1	% Heated: 100	% AC:	% Sprinkled:	LUC Factor: 1.00				WtAv\$/SQ:				Rate	Parcel ID	Typ	Date			
Solar HW: NO	Central Vac: NO			Adj Total: 624163				AvRate:							Sale Price			
% Com Wall				Depreciation: 67410				Ind. Val										
				Deprecated Total: 556754				Juris. Factor:										
								Before Depr:				157.08						
								Special Features:				0						
								Final Total:				556800						
								Val/Su Net:				121.28						
								Val/Su SzAd:				200.65						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0003-0014.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				